

Arlington Historic District Commissions

May 22, 2014, 2014
Whittemore Robbins House

Final & Approved Minutes

Commissioners Present: D. Baldwin, C. Barry, M. Bush, C Hamilton, S. Makowka, M. Penzenik, J. Worden

Commissioners Not Present: J. Black, B. Cohen, J. Cummings, M. Logan, J. Nyberg

Guests: K. O'Shea

1. AHDC Meeting Opens 8:00pm
2. Appointment of alternate Commissioners - no formal hearings so no alternates required
3. Approval of draft minutes from April 17, 2014. Moved approval by D. Baldwin, Seconded by C. Barry. Unanimous approval.
4. Communications
 - a. Emails re: 105 Pleasant Street (Erulkar) re: porch entrance light fixture
 - b. 52 Westminster (O'Shea) unpermitted work
 - c. M. Penzenik has had communications on 34 Academy (McKenna) about replacing roof. J. Worden added that this is part of the Preservation Fund and need copy of certificate issued for repairs. (C. Greeley to send copy) M. Penzenik has received application for removal of vinyl siding and replacing with cedar clapboard. Also wants to replace windows with wood windows. We will schedule him for a formal hearing next month and issue a CONA for the windows. C. Greeley to follow up with applicant
 - d. S. Makowka had meeting with Town Counsel. One discussion was about enforcement issues. He will do research for process with other Commissions and J. Worden suggested to S. Makowka maybe he should talk with C. Skelly from Mass. Historical Commission.
 - e. CPA passed Town Meeting and will be on the ballot for a vote.
5. New Business
Hearings (typically last around 20 minutes per application) 8:20pm
 1. **Informal Hearing re: 52 Westminster Ave. (O'Shea)** re: unpermitted work and renovations. K. O'Shea said structure is a 1848 colonial saltbox which had been significantly altered over time. In past, a CONA was issued for repairs on the side of house. He has filed application for a change to a rear addition on left rear of house. Applicant says that a communication error resulted in his contractor moving forward with demolition of this rear kitchen addition without AHDC approval or Building permits. His intent is basically to recreate the kitchen addition on the original footprint with some modifications to the placement of doors and windows to allow interior rearrangements. Homeowner will come to June meeting with formal presentation. The Commissioners stated that we need plans to review and approve. S. Makowka

stated that he asked the homeowner to be here in order to understand what we need to see next month so we can move forward. In response to questions, the homeowner stated that the existing addition was rotted, had carpenter ants, and that nothing was salvageable. There was a brief discussion around the description of the structure as Greek Revival in the historic survey books.

2. **Discussion of Master Plan input from AHDC.** D. Baldwin discussed draft working paper presented a few weeks ago. Report is ok, some discussion about streetscapes in historic areas. Also talked about sidewalks and planting in districts. Tried to list historic properties in report. J. Worden said we all need to print the 20 page paper and make comments. D. Baldwin is coordinating. S. Makowka said 1 paragraph about Historic Districts wasn't enough. Suggested proposing a set of recommendations that can be included in the next round of drafts due in the fall. Discussion about town properties, there is a feeling that we spend big money to create beautiful properties, but we don't allocate the necessary funds to do the caretaking.

6. Other Business

- a. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtors
- c. Discussion about solar panel installation at 50 Westmoreland Ave. – panels and frame not all black (white "backing"), also large electrical shut-off box stuck on roof. S. Makowka discussed with contractor as monitor and they have moved the shut-off box down next to meter on the side of house. Frames are not silver, they are black per the certificate, however, the back sheet inside the frame is white which is what is visible at the edge of each panel from the street. S. Makowka suggested that our guidelines need to be adjusted to more clearly reflect our desire that anything on the roof blend in to the existing roof by, as one factor, specifically mentioning that panels should be a solid color that matches the existing conditions. We will send letter that they did not meet the "spirit" of the approval and S. Makowka will redline the design guidelines on solar.

7. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

D. Baldwin said at 49 Academy Street concrete on front walk falling apart, looking to replace with bluestone and granite steps. Walk is at grade, steps would need formal hearing. Also looking to do another set of doors on garage. Gutter and soffits on garage are being replaced.

J. Worden mentioned a newspaper report that the U.S. House had passed a bill directing the Post Office to do away with home deliveries and put up communal mail boxes. Wants to send a letter to make sure local historic districts aren't changed with ugly mailbox things in front of them. S. Makowka said maybe this is something to raise with Chris Skelly from Mass. Historical Commission. S. Makowka proposed an email on the preservation list might have better shot of making a change on a federal issue.

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)

5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O’Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
10. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
11. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
12. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
13. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
14. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
15. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
16. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
17. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
18. 734 Mass. Ave. (Davidson – 12-17J) – Makowka – CONA (Windows) – REMOVE 18, 53, 67, 69
19. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
20. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
21. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
22. 11 Wellington Street (Herold – 12-36P) – Makowka – CONA (Fence)
23. 10 Avon Place (Gnewuck – 12-37A) – Cohen – COA (Railing)
24. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
25. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
26. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
27. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
28. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
29. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
30. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
31. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
32. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
33. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
34. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
35. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
36. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
37. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
38. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
39. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
40. 15 Wellington Street (Cohen – 13-28P) – Makowka – COA (gutters/fascia/soffits)
41. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
42. 210 Pleasant Street (Hart – 13-30P) – Makowka – COA (solar panels)
43. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck))
44. 52-54 Westminster Ave. (O’Shea – 13-38M) – Makowka – CONA (siding)
45. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
46. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
47. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
48. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
49. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
50. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
51. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
52. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)

53. 37 Jason Street (Lees – 13-61J) – Makowka – DENIAL (solar panels) REMOVE
54. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
55. 216 Pleasant St. (Russell – 13-63P – Bush – COA (soffit vent)
56. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
57. 24 Central Street (Donelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
58. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
59. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)
60. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
61. 34 Academy Street (Ellison – 13-69P) – Penzenik – COA (windows, doors, deck)
62. 152 Pleasant Street (Niles – 13-70P) – Bush – COA (gutters)
63. 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
64. 19 Wellington Street (Kirchheimer – 13-72P) – Makowka – CONA (windows)
65. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
66. 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
67. 735 Mass. Ave. (Highrock Church – 13-76J) – Makowka – CONA (roof) REMOVE
68. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
69. 17 Irving Street (Town of Arl-Parmenter – 13-78P) – Makowka – DENIAL – fence REMOVE
70. 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding)
71. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – COA (New Building)
72. 111 Pleasant St. (Fredieu – 14-03P) – COA (Awnings)
73. 40 Westmoreland Ave. (Radoslovich – 14-04M) – CONA (Rear & deck sliders)
74. 17 Russell St. (Makowka –14-05R) – 10 Day COA (roof & gutters)
75. 21 Oak Knoll (Donal – 14-06P) – CONA (side door)
76. 59 Jason Street(Bouvier – 14-07J) – CONA (fence)
77. 187 Lowell Street (Grinnell – 14-08M) – CONA (Gutters, chimney, roof)
78. 195 Pleasant Street (Hamel – 14-09P) – CONA (Gutters, Window sill)
79. 39 Russell Street (Walsh – 14-11R) - COA (Addition new wing, repairs existing house)
80. 50 Westmoreland Ave. (Sessa – 14-12M) – COA (Solar Panels)
81. 27 Jason Street (Worden – 14-13J) – CONA (Rear roof)
82. 105 Pleasant Street (Erulkar – 14-14P) – 10 Day COA (Gutters)
83. 105 Pleasant Street (Erulkar – 14-15P) – CONA (Wood trims)

Meeting Adjourned 9:30pm.